

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bakersfield-Delano, CA MSA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Chico, CA MSA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
El Centro, CA MSA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Fresno, CA HUD Metro FMR Area								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Madera County, CA HUD Metro FMR Area								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Hanford-Corcoran, CA MSA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area								
30% LIMITS	31850	36400	40950	45450	49100	52750	56400	60000
VERY LOW INCOME	53000	60600	68150	75750	81800	87850	93900	100000
60% LIMITS	63600	72720	81780	90900	98160	105420	112680	120000
LOW INCOME	84850	96950	109050	121150	130850	140550	150250	159950
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area								
30% LIMITS	35550	40600	45700	50750	54850	58900	62950	67000
VERY LOW INCOME	59250	67700	76150	84600	91400	98150	104950	111700
60% LIMITS	71100	81240	91380	101520	109680	117780	125940	134040
LOW INCOME	94750	108300	121850	135350	146200	157050	167850	178700

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Merced, CA MSA									
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200	
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000	
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400	
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150	
Modesto, CA MSA									
30% LIMITS	20700	23650	26600	29550	31950	34300	36650	39050	
VERY LOW INCOME	34500	39400	44350	49250	53200	57150	61100	65050	
60% LIMITS	41400	47280	53220	59100	63840	68580	73320	78060	
LOW INCOME	55200	63050	70950	78800	85150	91450	97750	104050	
Napa, CA MSA									
30% LIMITS	33700	38500	43300	48100	51950	55800	59650	63500	
VERY LOW INCOME	56100	64100	72150	80150	86600	93000	99400	105800	
60% LIMITS	67320	76920	86580	96180	103920	111600	119280	126960	
LOW INCOME	89750	102550	115350	128150	138450	148700	158950	169200	
Oxnard-Thousand Oaks-Ventura, CA MSA									
30% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300	
VERY LOW INCOME	52400	59900	67400	74850	80850	86850	92850	98850	
60% LIMITS	62880	71880	80880	89820	97020	104220	111420	118620	
LOW INCOME	83850	95800	107800	119750	129350	138950	148500	158100	
Redding, CA MSA									
30% LIMITS	20450	23400	26300	29200	31550	33900	36250	38550	
VERY LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64250	
60% LIMITS	40860	46680	52560	58380	63060	67740	72420	77100	
LOW INCOME	54500	62300	70100	77850	84100	90350	96550	102800	
Riverside-San Bernardino-Ontario, CA MSA									
30% LIMITS	23500	26850	30200	33550	36250	38950	41650	44300	
VERY LOW INCOME	39200	44750	50350	55950	60450	64900	69400	73850	
60% LIMITS	47040	53700	60420	67140	72540	77880	83280	88620	
LOW INCOME	62650	71600	80550	89500	96700	103850	111000	118150	
Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area									
30% LIMITS	27050	30900	34750	38600	41700	44800	47900	51000	
VERY LOW INCOME	45050	51450	57900	64300	69450	74600	79750	84900	
60% LIMITS	54060	61740	69480	77160	83340	89520	95700	101880	
LOW INCOME	72050	82350	92650	102900	111150	119400	127600	135850	
Yolo, CA HUD Metro FMR Area									
30% LIMITS	26450	30200	34000	37750	40800	43800	46850	49850	
VERY LOW INCOME	44100	50400	56650	62950	68000	73050	78100	83100	
60% LIMITS	52920	60480	67980	75540	81600	87660	93720	99720	
LOW INCOME	70500	80600	90650	100700	108800	116850	124900	132950	

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Salinas, CA MSA								
30% LIMITS	30400	34750	39100	43400	46900	50350	53850	57300
VERY LOW INCOME	50600	57850	65100	72300	78100	83850	89650	95450
60% LIMITS	60720	69420	78120	86760	93720	100620	107580	114540
LOW INCOME	81000	92600	104150	115700	125000	134250	143500	152750
San Diego-Chula Vista-Carlsbad, CA MSA								
30% LIMITS	34750	39700	44650	49600	53600	57550	61550	65500
VERY LOW INCOME	57900	66150	74450	82700	89350	95950	102550	109200
60% LIMITS	69480	79380	89340	99240	107220	115140	123060	131040
LOW INCOME	92700	105950	119200	132400	143000	153600	164200	174800
Oakland-Fremont, CA HUD Metro FMR Area								
30% LIMITS	33600	38400	43200	47950	51800	55650	59500	63300
VERY LOW INCOME	55950	63950	71950	79900	86300	92700	99100	105500
60% LIMITS	67140	76740	86340	95880	103560	111240	118920	126600
LOW INCOME	87550	100050	112550	125050	135100	145100	155100	165100
San Francisco, CA HUD Metro FMR Area								
30% LIMITS	40600	46400	52200	58000	62650	67300	71950	76600
VERY LOW INCOME	67700	77400	87050	96700	104450	112200	119950	127650
60% LIMITS	81240	92880	104460	116040	125340	134640	143940	153180
LOW INCOME	108300	123800	139250	154700	167100	179500	191850	204250
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area								
30% LIMITS	42200	48200	54250	60250	65100	69900	74750	79550
VERY LOW INCOME	70350	80400	90450	100450	108500	116550	124600	132600
60% LIMITS	84420	96480	108540	120540	130200	139860	149520	159120
LOW INCOME	111700	127650	143600	159550	172350	185100	197850	210650
San Benito County, CA HUD Metro FMR Area								
30% LIMITS	28100	32100	36100	40100	43350	46550	49750	52950
VERY LOW INCOME	46800	53450	60150	66800	72150	77500	82850	88200
60% LIMITS	56160	64140	72180	80160	86580	93000	99420	105840
LOW INCOME	74900	85600	96300	106950	115550	124100	132650	141200
San Luis Obispo-Paso Robles, CA MSA								
30% LIMITS	29200	33400	37550	41700	45050	48400	51750	55050
VERY LOW INCOME	48650	55600	62550	69500	75050	80650	86200	91750
60% LIMITS	58380	66720	75060	83400	90060	96780	103440	110100
LOW INCOME	77950	89050	100200	111300	120250	129150	138050	146950
Santa Cruz-Watsonville, CA MSA								
30% LIMITS	41550	47500	53450	59350	64100	68850	73600	78350
VERY LOW INCOME	69250	79100	89000	98900	106800	114700	122650	130550
60% LIMITS	83100	94920	106800	118680	128160	137640	147180	156660
LOW INCOME	111100	127000	142850	158700	171400	184100	196800	209500

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Santa Maria-Santa Barbara, CA MSA								
30% LIMITS	37100	42400	47700	52950	57200	61450	65700	69900
VERY LOW INCOME	61800	70600	79450	88250	95350	102400	109450	116500
60% LIMITS	74160	84720	95340	105900	114420	122880	131340	139800
LOW INCOME	98850	113000	127100	141200	152500	163800	175100	186400
Santa Rosa-Petaluma, CA MSA								
30% LIMITS	31750	36250	40800	45300	48950	52550	56200	59800
VERY LOW INCOME	52850	60400	67950	75500	81550	87600	93650	99700
60% LIMITS	63420	72480	81540	90600	97860	105120	112380	119640
LOW INCOME	84650	96750	108850	120900	130600	140250	149950	159600
Stockton-Lodi, CA MSA								
30% LIMITS	22000	25150	28300	31400	33950	36450	38950	41450
VERY LOW INCOME	36650	41850	47100	52300	56500	60700	64900	69050
60% LIMITS	43980	50220	56520	62760	67800	72840	77880	82860
LOW INCOME	58600	67000	75350	83700	90400	97100	103800	110500
Vallejo, CA MSA								
30% LIMITS	28850	33000	37100	41200	44500	47800	51100	54400
VERY LOW INCOME	48100	54950	61850	68700	74200	79700	85200	90700
60% LIMITS	57720	65940	74220	82440	89040	95640	102240	108840
LOW INCOME	76950	87950	98950	109900	118700	127500	136300	145100
Visalia, CA MSA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Yuba City, CA MSA								
30% LIMITS	20200	23050	25950	28800	31150	33450	35750	38050
VERY LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63400
60% LIMITS	40320	46080	51840	57600	62220	66840	71400	76080
LOW INCOME	53750	61400	69100	76750	82900	89050	95200	101350
Alpine County, CA								
30% LIMITS	24250	27700	31150	34600	37400	40150	42950	45700
VERY LOW INCOME	40400	46150	51900	57700	62300	66950	71550	76150
60% LIMITS	48480	55380	62280	69240	74760	80340	85860	91380
LOW INCOME	64650	73850	83100	92300	99700	107100	114500	121850
Amador County, CA								
30% LIMITS	23100	26400	29700	32950	35600	38250	40900	43500
VERY LOW INCOME	38500	44000	49500	54950	59350	63750	68150	72550
60% LIMITS	46200	52800	59400	65940	71220	76500	81780	87060
LOW INCOME	61550	70350	79150	87900	94950	102000	109000	116050

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Calaveras County, CA								
30% LIMITS	21350	24400	27450	30450	32900	35350	37800	40200
VERY LOW INCOME	35550	40600	45700	50750	54850	58900	62950	67000
60% LIMITS	42660	48720	54840	60900	65820	70680	75540	80400
LOW INCOME	56850	65000	73100	81200	87700	94200	100700	107200
Colusa County, CA								
30% LIMITS	20200	23050	25950	28800	31150	33450	35750	38050
VERY LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63400
60% LIMITS	40320	46080	51840	57600	62220	66840	71400	76080
LOW INCOME	53750	61400	69100	76750	82900	89050	95200	101350
Del Norte County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Glenn County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Humboldt County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Inyo County, CA								
30% LIMITS	20200	23050	25950	28800	31150	33450	35750	38050
VERY LOW INCOME	33600	38400	43200	48000	51850	55700	59500	63400
60% LIMITS	40320	46080	51840	57600	62220	66840	71400	76080
LOW INCOME	53750	61400	69100	76750	82900	89050	95200	101350
Lake County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Lassen County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Mariposa County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Mendocino County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Modoc County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Mono County, CA								
30% LIMITS	21500	24550	27600	30650	33150	35600	38050	40500
VERY LOW INCOME	35700	40850	45900	51050	55100	59200	63300	67350
60% LIMITS	42840	49020	55080	61260	66120	71040	75960	80820
LOW INCOME	57200	65400	73550	81700	88250	94800	101350	107850
Nevada County, CA								
30% LIMITS	23950	27350	30750	34150	36900	39650	42350	45100
VERY LOW INCOME	39850	45500	51200	56900	61450	66000	70600	75150
60% LIMITS	47820	54600	61440	68280	73740	79200	84720	90180
LOW INCOME	63700	72800	81900	91000	98300	105600	112850	120150
Plumas County, CA								
30% LIMITS	20050	22900	25750	28600	30900	33200	35500	37800
VERY LOW INCOME	33400	38150	42900	47650	51500	55300	59100	62900
60% LIMITS	40080	45780	51480	57180	61800	66360	70920	75480
LOW INCOME	53400	61000	68650	76250	82350	88450	94550	100650
Sierra County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Siskiyou County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150

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Tehama County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Trinity County, CA								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Tuolumne County, CA								
30% LIMITS	21350	24400	27450	30500	32950	35400	37850	40300
VERY LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
60% LIMITS	42720	48780	54900	60960	65880	70740	75600	80520
LOW INCOME	56950	65050	73200	81300	87850	94350	100850	107350

Effective: June 1, 2025